

55 Lawford Road London NW5

Design and Access Statement

Accompanying planning application dated 29th December 2006

Design Process

The design concept is to provide contemporary extension to the existing Victorian house.

Although in a conservation area, the house is not listed and is not of exceptional character. There are two existing 2 storey rear extensions which are of indifferent architectural quality and dissimilar in design. The approach to adopt a contemporary design solution which would provide architectural coherence to the rear elevation is therefore considered appropriate in this case.

Use

The existing building is a large semi-detached villa-type house still used as a single family dwelling house.

The proposals provide a family room extension for the house and will allow for internal re-organisation of the house.

Layout

The proposed extension is to the rear of the existing house at garden level. It would infill the gap between the two existing extensions and extend into the rear garden beyond the line of the rear wall of the rear extension by 1.5 metres.

There are no issues of overlooking or privacy because of the high garden fences to neighbouring properties adjacent and to the rear.

Scale

The proposed extension is single storey and comprises 14m² gross external floor area and would be 3.5m tall. It is modest in comparison to the area of the existing house.

Being single storey there are no issues of overshadowing or loss of daylight or sunlight to adjoining properties.

Appearance

The house lies within the Bartholomew Estate Conservation Area.

The proposed extension will be contemporary in appearance with the main elevation to the garden largely of metal framed glass and areas of masonry rendered and painted a light colour.

The creation of a single contemporary elevation at the rear will unify the disparate architectural elements of the house and be a positive addition to the conservation area.

Landscaping

The main part of the extension will infill the existing under-utilised gap between the two existing extensions and will only extend 1.5m into the garden. The impact on the garden will therefore be minimal.

The creation of a family room at the rear of the house with a much more open and direct relationship with the garden will considerably improve the amenity value of the garden to the dwelling.

It is considered that the incorporation of 'green' roofs will provide significant additional amenity to the upper floors of the house to the rear.

Sustainable Design and Construction

It is proposed to construct 'green' roofs to the new area of extension roof and also to the new roof to the existing north-east extension flat roof. The benefits of green roofs have been clearly identified

Access

Vehicular and Transport Links : will not be affected by the proposals.

Inclusive Access : access to the house will remain unaffected.